120.0	0005	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	735,000 / 735,000
					USE VALUE:	735,000 / 735,000
					ASSESSED:	735,000 / 735,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		STONE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLACK WILLIAM & ARIEL
Owner 2:	
Owner 3:	
Street 1:	55 STONE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DE FORGE ROBERT D--ETAL -
Owner 2:	DE FORGE VIRGINIA M -
Street 1:	55 STONE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1958, having primarily Wood Shingle Exterior and 1656 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	4	Rolling
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10410.000	221,600	800	512,600	735,000
Total Card	0.239	221,600	800	512,600	735,000
Total Parcel	0.239	221,600	800	512,600	735,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 443.84 /Parcel: 443.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0005-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	221,600	800	10,410.	512,600	735,000		Year end	12/23/2021
2021	101	FV	221,600	800	10,410.	512,600	735,000		Year End Roll	12/10/2020
2020	101	FV	221,600	800	10,410.	512,600	735,000	735,000	Year End Roll	12/18/2019
2019	101	FV	200,300	0	10,410.	519,900	720,200	720,200	Year End Roll	1/3/2019
2018	101	FV	200,300	0	10,410.	388,100	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	200,300	0	10,410.	351,500	551,800	551,800	Year End Roll	1/3/2017
2016	101	FV	200,300	0	10,410.	336,900	537,200	537,200	Year End	1/4/2016
2015	101	FV	180,600	0	10,410.	285,600	466,200	466,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DE FORGE ROBERT	75705-580	1	9/24/2020		812,000	No	No		
	10362-601		9/19/1963			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/14/2020	1267	Redo Kit	13,600	C				
6/13/1994	272	Manual	2,000					REPAIR PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
2/8/2021	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
10/30/2018	Meas/Inspect	BS	Barbara S
2/4/2009	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	263	PATRIOT
2/15/2000	Measured	268	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10410		Sq. Ft.	Site		0	70.	0.70	5									512,611						512,600	

Total AC/HA: 0.23898 | Total SF/SM: 10410 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 512,611 | Spl Credit: | Total: 512,600

User Acct

77516

GIS Ref

GIS Ref

Insp Date

10/30/18

!9307!

PRINT

Date	Time
12/30/21	08:50:33

LAST REV

Date	Time
02/08/21	11:36:30

jorourke

PAT ACCT. 9307

USER DEFINED

Prior Id # 1:	77516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99693000
Adj $ / SQ:	127.856
Other Features:	83332
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	321216
Depreciation:	99577
Depreciated Total:	221639

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

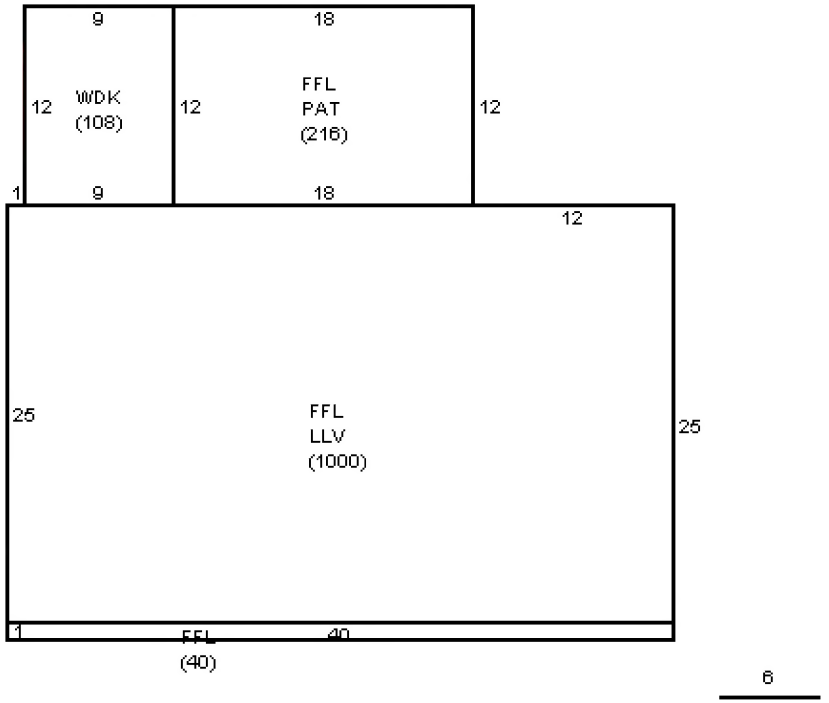
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	127.86
Special Features:	0	Val/Su Net:	85.89
Final Total:	221600	Val/Su SzAd	176.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,256	127.860	160,587
LLV	Lower Level	1,000	74.800	74,796
PAT	Patio	216	3.970	858
WDK	Deck	108	15.210	1,643

Net Sketched Area:	2,580	Total:	237,884
Size Ad	1256	Gross Area	2580	FinArea	1656
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	40	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0005-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	5X11	A	AV	2015	16.00	T	5	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc